

Raheengraney, Clonegal, Co. Wicklow

Y21PY96

Guide Price: €370,000

4

1

Sq m
113.7

BER F

DOUGLAS NEWMAN GOOD DNG

O'CONNOR & O'CONNOR

DESCRIPTION

Set on an elevated site along the renowned Wicklow Way, Raheengraney enjoys sweeping countryside views across the Wicklow, Wexford and Carlow borders.



Built circa 1983 and extending to approximately 113.7 sq. m., this substantial four-bedroom detached bungalow offers spacious and versatile accommodation comprising a kitchen/dining room, a large living room, four bedrooms and a family bathroom.



The residence benefits from oil-fired central heating, together with a back boiler in the living room. Private services include an on-site well and septic tank.

Set on a site extending to approximately C.0.916 acres, the property is approached through a walled entrance onto a tarmacadam driveway. A concrete yard lies to the rear, while the grounds also include a double garage, numerous useful outbuildings and a dedicated orchard area.



Offering generous accommodation, extensive outbuildings and considerable potential in a wonderfully scenic setting, Raheengraney presents an excellent opportunity for purchasers seeking a countryside home within easy reach of Clonegal and the surrounding counties.

The property may also qualify for the Vacant Property Refurbishment Grant, subject to the purchaser satisfying the relevant eligibility criteria.

ACCOMMODATION



Entrance Hall: *3.71m x 8.33m (12'2" x 27'4").*
A welcoming entrance hallway featuring tiled flooring and neutral décor.

Living Room: *4.34m x 5.48m (14'3" x 18').*
A bright and spacious reception room featuring timber-effect laminate flooring, a marble fireplace with an open fire and back boiler, and a large window overlooking the front of the property. Solid-wood built-in alcove units provide ample storage and integrated bookshelves.

Kitchen / Dining Room: *6.59m x 3.01m (21'7" x 9'11").*
A bright and spacious triple-aspect room allowing natural light to flood the space. The kitchen area features tiled flooring, solid-wood fitted units, laminate worktops, a tiled splashback, gas hob and electric oven. The adjoining dining area is finished with carpeted flooring and offers ample space for family dining.









Bedroom 4: *2.94m x 3.54m (9'8" x 11'7")*.
Bedroom with a window overlooking the rear of the property.

Bathroom: *2.78m x 1.83m (9'1" x 6')*.
Tiled flooring, panelled walls, blue sanitary ware and an electric shower.

Bedroom 3: *2.78m x 2.72m (9'1" x 8'11")*.
Timber-effect tiled flooring and a window overlooking the rear of the property.

Bedroom 2: *3.77m x 3.02m (12'4" x 9'11")*.
Window overlooking the rear of the property and built-in wardrobes.

Bedroom 1: *3.94-m x 4.08m (3.94-m x 13'5")*.
Large and spacious bedroom positioned to the front of the property, with carpeted flooring and built-in wardrobes.

BER DETAILS

BER: F
BER No: 119813574
Energy Performance Indicator: 349.55 kWh/m2/yr

ASKING PRICE

Guide Price: €370,000

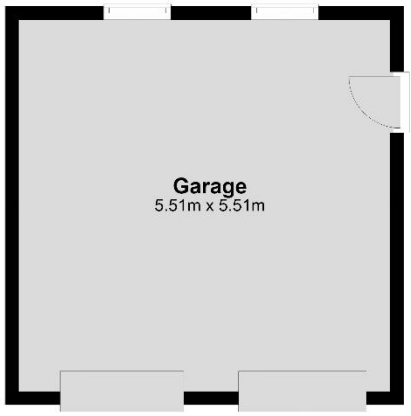
Ground Floor



Total area: approx. 113.7 sq. metres

Raheengraney, Clonegal, Co Wexford

Ground Floor



Total area: approx. 30.3 sq. metres

Raheengraney, Clonegal, Co Wicklow

FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG O'Connor & O'Connor.
For further information please contact:

Michelle Conroy
086 8117612
michelle@dngoconnorandoconnor.ie

PSL No. 004577

DNG O'Connor and O'Connor for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely the descriptions, dimensions, references to condition nor necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG O'Connor and O'Connor has any authority to make or give representation or warranty whatsoever in relation to this development. DNG O'Connor and O'Connor accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information or other matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from this brochure.